

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/31 Jackson Street Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/35 Jackson Street Sunbury VIC 3429	\$685,000	11-Aug-21
1/27 Vaughan Street Sunbury VIC 3429	\$550,000	13-Apr-21
3 Blaxland Drive Sunbury VIC 3429	\$595,000	12-Jun-21

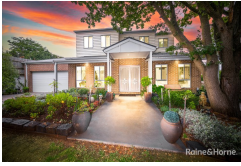
OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 September 2021



Lisa Totaro
 M 0410 144 215
 E ltotaro@ypa.com.au



1/35 Jackson Street Sunbury VIC 3429

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

11-Aug-21

Distance

0.04km



1/27 Vaughan Street Sunbury VIC 3429

3 2 2

Sold Price

\$550,000

Sold Date

13-Apr-21

Distance

0.15km



3 Blaxland Drive Sunbury VIC 3429

3 2 2

Sold Price

\$595,000

Sold Date

12-Jun-21

Distance

1.6km

RS = Recent sale **UN** = Undisclosed Sale

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